

**4A Beverly Hills Drive, Templestowe, Vic 3106**

Rata & Co.

**House For Sale**

Sunday, 23 June 2024

4A Beverly Hills Drive, Templestowe, Vic 3106

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Giovanni Chiamonte  
0433545576

## ESR \$1,450,000 to \$1,595,000

Indulge in serene living at 4A Beverly Hills Drive, Templestowe—an exquisite property boasting four bedrooms, two bathrooms, a study area, and generous parking on a block of approximately 573m<sup>2</sup>. This modern retreat offers a perfect blend of comfort and style, providing ample space for relaxation and entertainment. Located within walking distance of The Pines Shopping Centre, this home features new renovations, a fresh colour palette, and designer finishes throughout. The open-plan layout includes a lounge/dining area opening to a spacious patio, perfect for enjoying the lush surroundings. The streamlined kitchen boasts crisp white cabinetry and a walk-in pantry, while the family area opens to another inviting outdoor space. Upstairs, the master bedroom offers a walk-in robe, ensuite with twin vanities, and access to a balcony with charming neighbourhood views. Three additional bedrooms, a study station, and a main bathroom complete the upper level. Additional features include modern amenities like sensor mirrors with Bluetooth, video intercom, ducted heating/cooling, and a double carport. This impressive residence is zoned to Serpell Primary School and is conveniently located near St Charles Borromeo Catholic Primary School, Donvale Christian College, parks, shopping centers, and more. Experience luxurious living at 4A Beverly Hills Drive—an address that embodies modern elegance in Templestowe. PHOTO ID REQUIRED Due diligence checklist - [consumer.vic.gov.au/duediligencechecklist](https://consumer.vic.gov.au/duediligencechecklist) Privacy Policy and Privacy Collection Notice - [rataandco.com.au/privacy-policy](https://rataandco.com.au/privacy-policy) Material Facts - please refer to the contract of sale and vendor statement for any/all material facts. Land size sourced from [land.vic.gov.au](https://land.vic.gov.au). This document has been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, Harcourts Rata & Co takes no responsibility for any inaccuracies. Accordingly all interested parties should make their own enquiries to verify the information, including and not limited to land size.